



From: Patrick Barry [REDACTED]
Sent: 01 September 2020 12:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BN/39/20/PL

Simon,

Further to our discussion on Friday afternoon, I have set out below responses to residual queries.

Refuse and Emergency Services Vehicle Access – Please find attached a tracking plan of the access as recently agreed with the HA. This is tracked for a refuse vehicle as per the submitted TA (11.2m). There are no conflicts and the refuse vehicle is larger than emergency services vehicle.

Surface Water Drainage Strategy - No detailed plans have been provided at this stage, which is a standard approach. The application includes a surface water drainage strategy which is informed by detailed winter ground water monitoring and percolation tests. This information has been used to establish the baseline drainage performance of the site and to establish the specification of the drainage strategy to account for climate change. The drainage system needs to be designed to cater efficiently for a 1 in 100 year storm event plus 40% and the proposed strategy achieves this.

In summary, the strategy would see surface water draining to a new attenuation feature via a piped system. Here it would be treated before discharging to the Rife at a controlled rate via what is known as a Hydrobrake system.

This strategy confirms that the method of discharge is deliverable and the Council's own Drainage Engineers have accepted this approach. The detailed design will follow through discharge of the condition.

Site Levels – level changes will be dealt with through a combination of cutting in and low level retaining features. The applicant is happy to have a condition attached to give the LPA an opportunity to view and approve details if that is considered helpful.

Foundation Design – This is a building control matter. However, a Ground Conditions Assessment has been undertaken which suggests that standard trench foundations may be workable on this site given the existing ground conditions. If not then an appropriate non-standard foundation design will be used. Any foundation design will need to be agreed with Building Control Officers as part of the building regulations approval process.

If you have any follow questions then please let me know.

Kind Regards

Patrick Barry
Director



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